

Building Blocks for Effective Housing Elements

Housing Needs

Population, Employment, and Housing Characteristics

Government Code Section 65583(a) requires “An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs”. This assessment includes an analysis of population and employment trends (GC 65583 (a)(1)) and household characteristics (GC 65583 (a)(2)).

I. REQUISITE ANALYSIS

Population Trends

- Discuss current population and recent trends
- Description of amount and rate of population growth.
- Compare population and rates of growth to the countywide or regional total and to surrounding jurisdictions
- Population by age

Data Sources

Information regarding population data can be found using the US Census (2000 Census, SF3: P1 and 1990 Census, STF3: P001), American Community Survey, and the California Department of Finance (Report E-5).

Sample Tables

The following are sample tables to assist in organizing critical information pertaining to housing element requirements. The information provided in the tables should be tailored to the jurisdiction and followed by appropriate analysis. These sample tables are not intended to be a substitute for addressing the analytical requirements described in the statute.

Population Growth Trends

Year	Population	Numerical Change	Percent Change	Average Annual Growth Rate
1990				
2000				
2005				
Current				

Population Trends - Neighboring Jurisdictions

Jurisdiction Name	1990	2000	Change (1990-2000)	
			Number	Percent

Population by Age

Age Group	1990		2000	
	Number	Percent	Number	Percent
0-9 years				
10-19 years				
20-24 years				
25-34 years				
35-44 years				
45-54 years				
55-59 years				
60-64 years				
65-74 years				
75-84 years				
85+ years				
Median Age				

Employment Trends

- Describe employment by industry trends using at least the 2000 Census.
- Discuss recent and anticipated changes in employment and impacts on the housing market.
- Discuss opportunities for promoting and improving job housing balance, such as mixed-use and other zoning opportunities to facilitate housing located convenient to local jobs and job centers.
- Identify some of the larger employers in the area and typical types of jobs and earnings.
- Generally discuss wage ranges of major employers and employment sectors and relative housing needs.

Data Sources

Information regarding employment data can be found using the US Census (2000 Census, SF3: P49), U.S. Bureau of Labor Statistics, and the California Economic Development Department. Wage and housing affordability data can be found using the National Low Income Housing Coalition's *Out of Reach Report* and the Center for Housing Policy's *Paycheck to Paycheck* data (see IV Links).

Sample Table

Employment by Industry

Industry Type	2000	
	Number	Percent
Agriculture, forestry, fishing and hunting, and mining:		
Construction		
Manufacturing		
Wholesale trade		
Retail trade		
Transportation, warehousing, and utilities:		
Information		
Finance, insurance, real estate, rental and leasing:		
Professional, scientific, management, administration.		
Educational, health and social services		
Arts, entertainment, recreation, and services		
Other services		
Public administration		
TOTAL		

Household Growth

- Describe current number of households by tenure.
- Describe and analyze changes in proportion of renter and owner households.
- Discuss trends and relate to needed housing types.
- Discuss numerical annual household growth.
- Describe how the housing needs of owners and renters are being met.
- Discuss the number and change of renters in single-family units versus multifamily units.

Data Sources

Information regarding Household data can be found using the US Census (2000 Census, SF 3: H7, 1990 Census, STF 3: H008), American Community Survey, and the California Department of Finance (Report E-5).

Sample Tables

Household Growth Trends (1990 - Current)

Year	Households	Numerical Change	Annual Percent Change
1990			
2000			
Current			

Households by Tenure

	1990		2000		Current*	
	Number	Percent	Number	Percent	Number	Percent
Owner						
Renter						
TOTAL						
* if available						

KEY IDEAS

II. MODEL ANALYSES

[Highlighted Jurisdiction - City of Turlock](#)

[Sample Analysis](#)

III. LINKS

[US Census 2000](#)

[US Census American Community Survey](#)

[Department of Finance Population and Housing Estimates](#)

[US Bureau of Labor Statistics](#)

[California Economic Development Department Labor Market Information](#)

[National Low Income Housing Coalition's *Out of Reach Report*](#)

[Center for Housing Policy, *Paycheck to Paycheck Data*](#)

[HUD User Data Sets](#)

[HUD User: Economic and Market Analysis Division](#): Special Tabulations of Households by Income, Tenure, Age of Householder, and Conditions